085.0	0007	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	962,500	/	962,500
USE VALUE:	962,500	/	962,500
ASSESSED:	962,500	/	962,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDSTEIN ROY L
Owner 2:	
Owner 3:	
Street 1:	91 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOLDSTEIN ROY L -
Owner 2:	-
Street 1:	91 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,364 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 3254 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11364.000	429,900		532,600	962,500
Total Card	0.261	429,900		532,600	962,500
Total Parcel	0.261	429,900		532,600	962,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.79 | /Parcel: 295.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	250009
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	429,800	0	11,364.	532,600	962,400	962,400	Year End Roll	12/18/2019
2019	101	FV	334,500	0	11,364.	525,000	859,500	859,500	Year End Roll	1/3/2019
2018	101	FV	334,500	0	11,364.	403,300	737,800	737,800	Year End Roll	12/20/2017
2017	101	FV	334,500	0	11,364.	380,500	715,000	715,000	Year End Roll	1/3/2017
2016	101	FV	334,500	0	11,364.	350,000	684,500	684,500	Year End	1/4/2016
2015	101	FV	315,700	0	11,364.	327,200	642,900	642,900	Year End Roll	12/11/2014
2014	101	FV	315,700	0	11,364.	301,300	617,000	617,000	Year End Roll	12/16/2013
2013	101	FV	315,700	0	11,364.	301,300	617,000	617,000		12/13/2012

!14733!

PRINT

Date	Time
12/11/20	04:32:57

LAST REV

Date	Time
04/30/19	15:22:53
apro	
14733	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDSTEIN ROY L	20168-359		9/25/2002	Family	1	No	No		
ROSENBERG JEFFR	25209-199		3/3/1995		156,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2003	632	Renovate	20,000			G6	GR FY06	repl rr stairs, in

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	TTL REFUSAL	HS	Hanne S
11/25/2008	Meas/Inspect	336	PATRIOT
8/24/2005	Permit Visit	BR	B Rossignol
1/21/2004	Other Change	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11364		Sq. Ft.	Woods		0	70.	0.67	6									532,645						532,600	

Total AC/HA:	0.26088	Total SF/SM:	11364	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	532,645	Spl Credit		Total:	532,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97267973
Const Adj.:	1.00989902
Adj $ / SQ:	127.700
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584084
Depreciation:	154198
Depreciated Total:	429886

COMMENTS

REVERSE CONDO BACK TO 2 FAMILY.. PDAS.
OF=2 SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

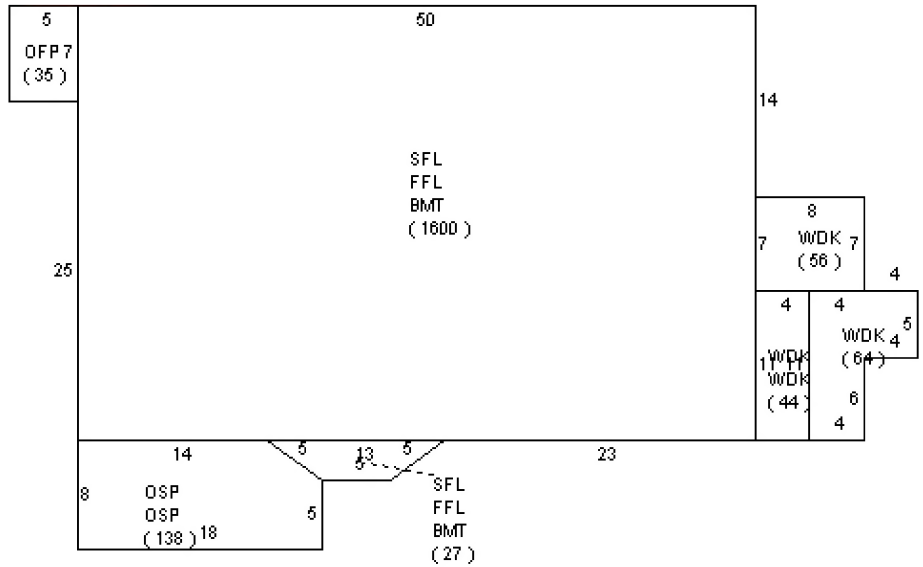
No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.70
Special Features:	0	Val/Su Net:	79.61
Final Total:	429900	Val/Su SzAd	132.11

SKETCH



SUB AREA

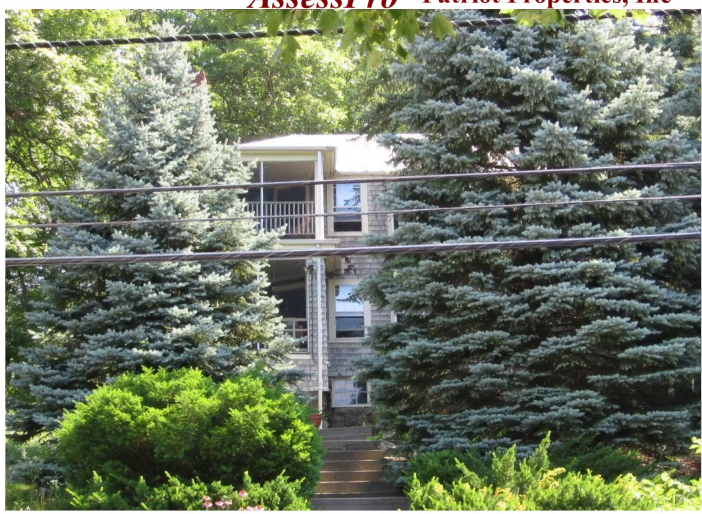
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,627	38.310	62,330
FFL	First Floor	1,627	127.700	207,768
SFL	Second Floor	1,627	127.700	207,768
OSP	Screen Porch	276	24.970	6,892
WDK	Deck	208	10.910	2,270
OFP	Open Porch	35	44.440	1,555
	Net Sketched Area:	5,400	Total:	488,583
Size Ad	3254	Gross Are	5400	FinArea 3254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	